Urban Growth Boundary Plan

Under Public Chapter 1101 of 1998

October 5, 1999

CITY OF GALLATIN

Mayor

Don Wright

City Council

Don Wright – Mayor
Dr. J. Deotha Malone – Vice Mayor At Large
Ed Mayberry – At Large
Daryl Holt – District 1
John Ruth – District 2
Robert E. Lea – District 3
Craig Hayes – District 4
John D. Alexander, Sr. – District 5

Municipal/Regional Planning Commission

Rosemary Bates
Albert Bennett
Craig Hayes
Dr. Richard Orgain – Vice Chair
James Robert Ramsey – Chair
Thomas Richey
Don Wright – Mayor

Prepared By: City of Gallatin Public Works Department, October 5, 1999

URBAN GROWTH BOUNDARY PLAN
UNDER PUBLIC CHAPTER 1101 OF 1998

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Urban Growth Boundary

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Prepared By:
Scott Brown, GIS Coordinator

Public Works Department
Planning Division
October 4, 1999

URBAN GROWTH BOUNDARY PLAN
UNDER PUBLIC CHAPTER 1101 OF 1998

INTRODUCTION

Overview Of Public Chapter 1101 Requirements

In 1998, the State of Tennessee General Assembly established a comprehensive statewide growth policy with the passage of Public Chapter 1101 of 1998 (PC 1101). PC 1101 charged local governments with the responsibility of preparing countywide growth plans to guide growth and development over the next 20 years. In doing so, the General Assembly provided the structure and processes necessary for local governments to prepare countywide growth plans.

PC 1101 requires that each county establish a growth coordinating committee to develop a recommended growth plan for the county. The growth plan must identify Urban Growth Boundaries (UGB) for each municipality located within the county and Planned Growth Areas (PGA) and Rural Areas (RA) for the remaining areas of the unincorporated county. These areas must be created in accordance with the provisions of Section 7 of PC 1101. When developing the recommended growth plan, the coordinating committee is also to consider the urban growth boundary plans that are submitted by each municipal government.

UGB can be defined as the municipality and contiguous territory where high-density residential, commercial, and industrial growth is expected to occur over the next 20 years, or where the municipality is better able than other municipalities to provide urban services. When identifying an UGB, Section 7 (a) (1) of PC 1101 states that a municipality shall:

- Identify territory that is reasonably compact yet sufficiently large enough to accommodate residential and non-residential growth projected to occur during the next twenty (20) years;

- Identify territory that is contiguous to the existing boundaries of the municipality;

- Identify territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics;

- Identify territory in which the municipality is better able and prepared than other municipalities to efficiently and effectively provide urban services; and

- Reflect the municipality's duty to facilitate full development of resources within the current boundaries of the municipality and to manage and control urban expansion outside of such current boundaries, taking into account the impact to agricultural lands, forest, recreational areas and wildlife management areas.

Section 7 (a) (2) of PC 1101 also states that before formally proposing an UGB to the county growth coordinating committee a municipality shall:

- Develop and report population growth projections; such projections shall be developed in conjunction with the University of Tennessee;

- Determine and report the current costs and the projected costs of core infrastructure, urban services and public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services and public facilities throughout the territory under consideration for inclusion within the urban growth boundaries.

- Determine and report on the need for additional land suitable for high-density industrial, commercial and residential development, after taking into account all areas within the municipality's current boundaries that can be used, reused or redeveloped to meet such needs.

- Report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion within the urban growth boundaries and examine and report on the likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas.

IDENTIFICATION OF CITY OF GALLATIN URBAN GROWTH BOUNDARY

The City of Gallatin has been experiencing an increasing rate of growth since the early 1990's. This strong growth rate is anticipated to continue over the study period due in part to several major roadway projects that will increase Gallatin's accessibility to the greater Nashville metropolitan area. Growth is expected to occur fastest on the west and south sides of Gallatin and more gradually on the north and east sides.

The City of Gallatin began in the mid-1990's to plan for this future growth in several ways. First, the City adopted a General Development Plan in an effort to help strengthen its planning and growth management policies. Second, the City began the implementation of its General Development Plan with the adoption of a new Zoning Ordinance in 1998. During this period, the City of Gallatin also entered into an annexation agreement with the City of Hendersonville and established the extent of each municipality's growth along their common boundaries in the Station Camp Creek area. The City of Gallatin has also entered into an agreement with the White House Utility District (WHUD) to provide for the purchase of water and sewer lines upon annexation by the City of Gallatin into a specified portion of the WHUD service area.

Map 1 identifies the UGB proposed for the City of Gallatin. The UGB identifies territory that is contiguous to the existing city limits, reasonably compact, and yet sufficiently large enough to accommodate the residential and non-residential growth projected to occur during the next twenty (20) years. The existing city limits currently include approximately 22.4 square miles. The UGB would provide for future growth by setting aside approximately 53.2 square miles. Map 2 further identifies the location of the proposed UGB in relation to the other municipalities in Sumner County. The City of Gallatin conducted three public hearings while developing the UGB to ensure that public input was maximized.

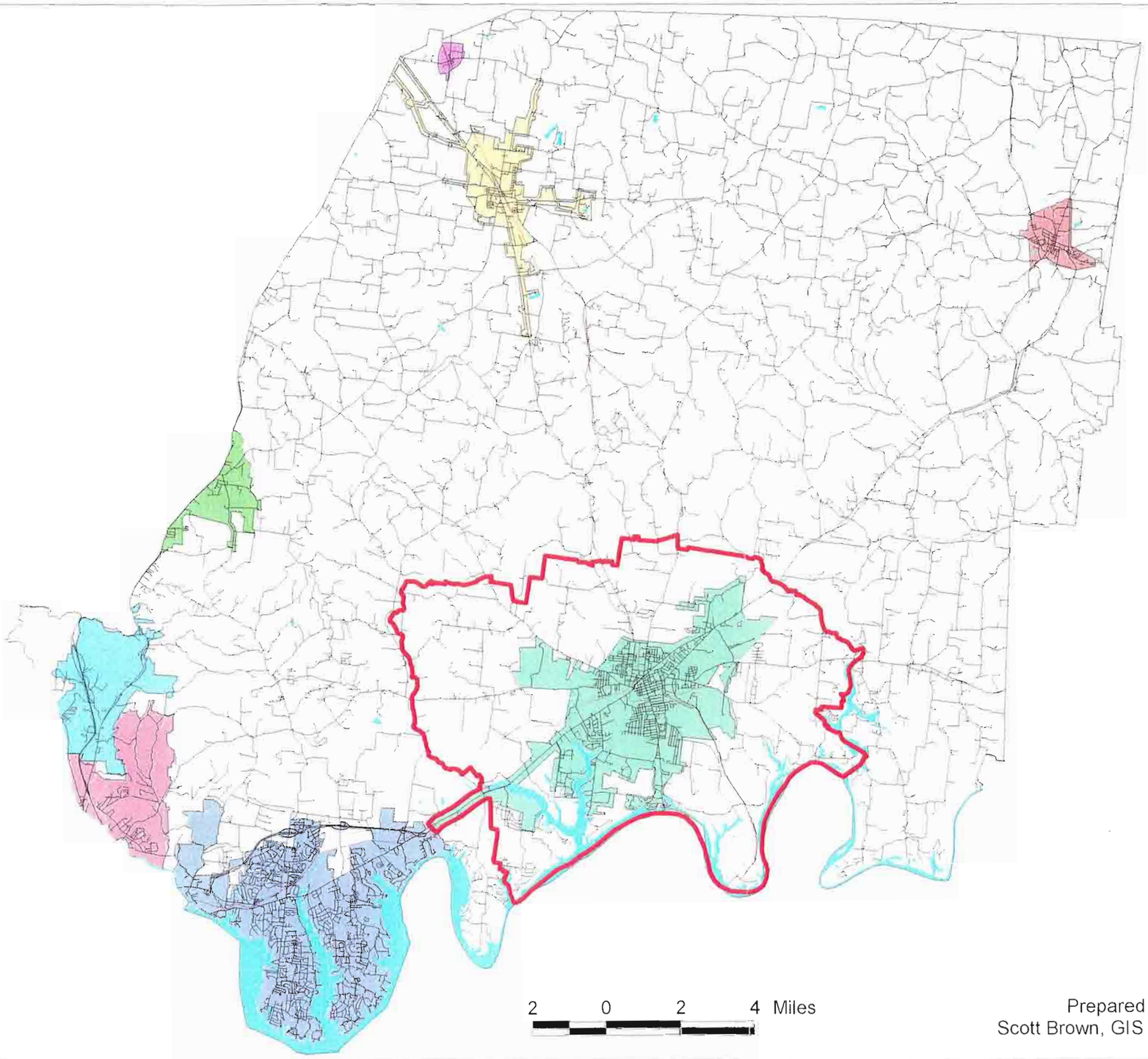
The City of Gallatin is positioned to most efficiently and effectively provide the necessary urban services to the majority of the UGB over the next 20 years. These services include, but are not limited to, police, fire, sanitation, streets, leisure services, electric, gas, water, sewer, codes administration, engineering and planning and zoning services. The City of Gallatin General Development Plan and Zoning Ordinance provide the beginning framework and tools necessary to facilitate and manage the anticipated growth that will occur in the Gallatin/Sumner County region over the next 20 years.

The following sections of this report, which provides the information required by PC 1101, support the proposed UGB:

- Existing Land Use Inventory and Analysis
- Population Trends and Projections
- Urban Public Services Inventory and Analysis
- Current and Projected Costs for Urban Services and Infrastructure

City of Gallatin
Urban Growth Boundary

Location Map
Map 2



Urban Growth Boundary
Streets
Railroads
Streams

Water

Gallatin
Goodlettsville
Hendersonville
Millersville
Mitchellville
Portland
Westmoreland
White House

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Public Works Department
Planning Division
October 4, 1999

EXISTING LAND USE INVENTORY AND ANALYSIS

This section analyzes the need for additional land suitable for high density, commercial, industrial and residential development by examining the areas within the current City limits of the City of Gallatin to see what areas could be used, reused or redeveloped to meet such needs. It also examines the agricultural areas, forests, recreational areas and wildlife management areas under consideration for inclusion in the UGB and on the likely long-term impact of urban expansion in such areas.

As previously mentioned, the City of Gallatin will become more accessible to Interstate 65 and the rest of the greater Nashville metropolitan area with the extension of SR 386 (Vietnam Veterans Boulevard) from the Gallatin/Hendersonville border to the intersection of SR 109 and SR 176 (Long Hollow Pike). In addition, SR 109 is planned to be widened to five lanes from Gallatin to Interstate 40 in Wilson County. The increased accessibility is expected to further accelerate the already increasing population growth rate for the City and area within the UGB.

The City of Gallatin's growth to the west is limited by the City of Hendersonville. As previously mentioned, the legislative bodies in Gallatin and Hendersonville passed an annexation agreement that designates the western growth boundary of Gallatin and the eastern growth boundary for Hendersonville. In addition, Old Hickory Lake limits future growth to the south and the area known as "the ridge" limits Gallatin's growth to the north.

Land Development Capability/Suitability

The City of Gallatin is located in south central Sumner County and is part of the Nashville Metropolitan Statistical Area. The majority of the land located within the existing City limits is relatively flat and gently rolling. The City is located along Old Hickory Lake, which is formed by the Cumberland River. Several major creeks and waterways traverse the City and UGB and create several areas that are encumbered with floodplain. As shown in Map 3, the extreme northern, eastern and southern areas of the UGB study area gradually become hilly and are characterized with steeper hillsides and heavy vegetation. Overall, the majority of the UGB area is suitable to support medium to high-density development.

Land Use Patterns

The development pattern for the City of Gallatin, shown in Map 4, includes compact residential, commercial and industrial growth inside the City limits. The areas surrounding the existing City limits are characterized by more suburban and rural development patterns. The current land use development pattern in the City of Gallatin and the UGB is shown in Tables 1 and 2.

City of Gallatin
Urban Growth Boundary

Topographic Features

Map 3

Urban Growth Boundary

City Limits

Planning Region

100 Year Flood Plain

500 Year Flood Plain

Background Image:

USGS Quad Maps W/
20 FT. Contour Intervals

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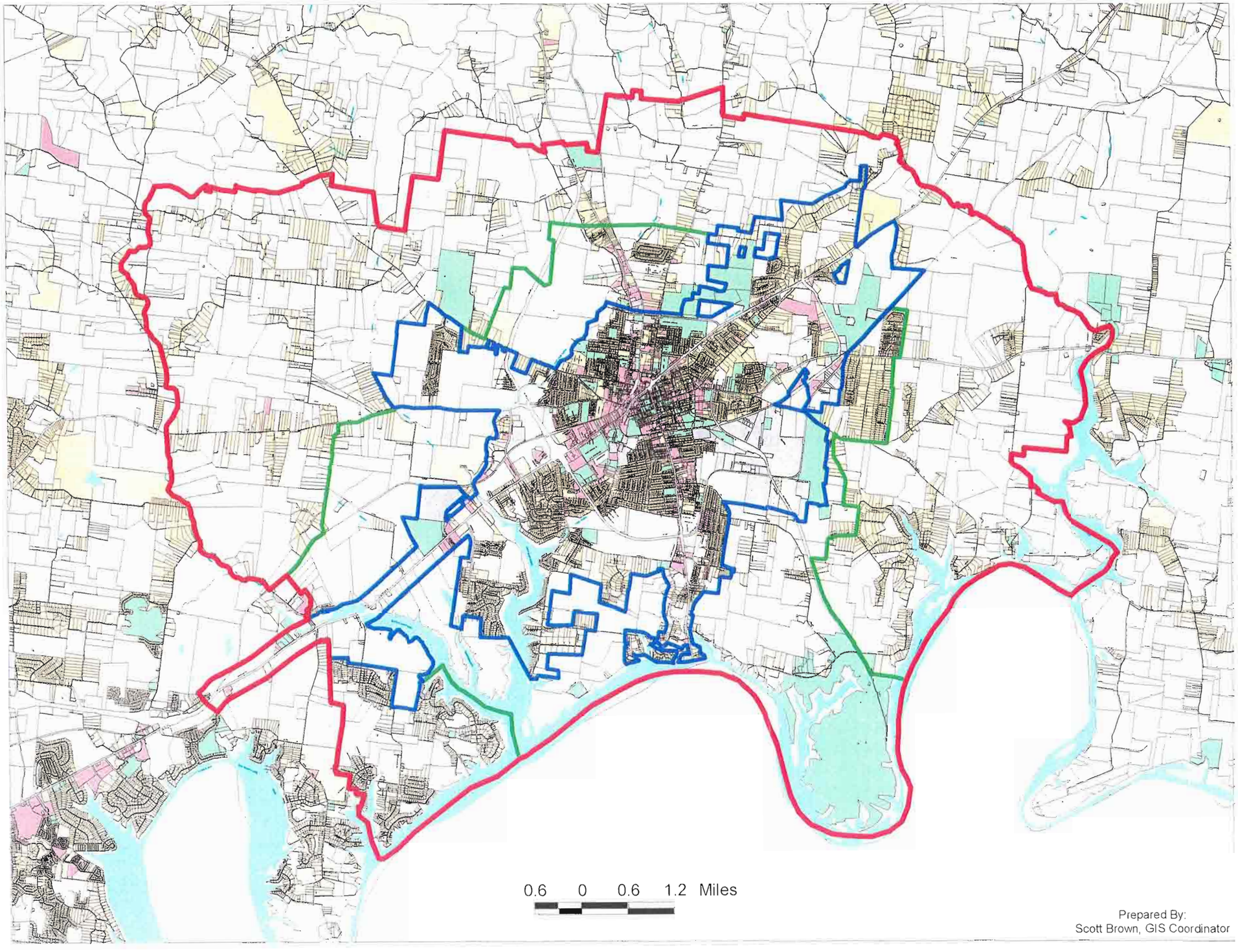
October 4, 1999

City of Gallatin
Urban Growth Boundary

Existing Land Use
Map 4



- Urban Growth Boundary
- City Limits
- Planning Region
- Agriculture/Open Space
- Public/Semi Public
- Commercial
- Industrial
- Residential
- Water

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Table 1:Existing Land Use Summary
Gallatin, Tennessee

Category	Acres Improved	Percent Improved	Acres Unimproved (Vacant)	Percent Unimproved (Vacant)	Total Acres	Percent of Total
Agricultural/Open Space	--	--	--	--	4,300	36%
Public/Semi-Public	--	--	--	--	1,444	12%
Commercial	829	94%	57	6%	886	7%
Industrial	855	95%	47	5%	902	7%
Residential	3,589	80%	923	20%	4,512	37%
Total	5,273	--	1,027	--	12,044	100%

Source: City of Gallatin, Public Works Department, August 1999
Sumner County Tax Assessor's Office, August 1999

Table 2: Existing Land Use Summary
Urban Growth Boundary Study Area, Not Including the City of Gallatin

Category	Acres Improved	Percent Improved	Acres Unimproved (Vacant)	Percent Unimproved (Vacant)	Total Acres	Percent of Total
Agricultural/Open Space	--	--	--	--	24,347	72%
Public/Semi-Public	--	--	--	--	2,380	7%
Commercial	109	87%	17	13%	126	0%
Industrial	23	48%	25	52%	48	0%
Residential	5,216	73%	1,902	27%	7,118	21%
Total	5,348	--	1,944	--	34,019	100%

Source: City of Gallatin, Public Works Department, August 1999
Sumner County Tax Assessor's Office, August 1999

In general, most new commercial growth is occurring on the western side of the City along the Nashville Pike corridor and most new industrial development is taking place in the Airport Road corridor on the south and east side. Residential development activity is scattered throughout the City with major residential developments taking place in the Browns Lane / Nashville Pike area, along SR 109 and on the east side of the City located off of SR 25 (Hartsville Pike).

Residential

Residential uses make up the largest percentage of land uses in the City of Gallatin. As shown in Table 3, over 37 percent of the land uses are residential. Of those, 80 percent are improved leaving only 1.44 square miles for future residential development in these areas. Residential development could also occur in agricultural and open space areas, which make up 36 percent of the City land uses.

Table 3: Existing Residential Land Use Summary

Category	Acres Improved	Percent Improved	Acres Unimproved (Vacant)	Percent Unimproved (Vacant)	Total Acres of Use	Percent of All Uses
City of Gallatin	3,589	80%	923	20%	4,512	37%
UGB Outside of City	5,216	73%	1,902	27%	7,118	21%
City of Gallatin and UGB	8,805	76%	2,825	24%	11,630	25%

Source: City of Gallatin, Public Works Department, August 1999
Sumner County Tax Assessor's Office, August 1999

Although land remains in the Browns Lane area, it is quickly becoming less plentiful. Future growth will continue in other areas and to the north of Nashville Pike. The General Development Plan calls for a mixture of mixed use, medium-density residential, industrial, and commercial uses in the area between SR 386 and Nashville Pike. New medium- and low-density residential use areas are also planned along SR 109 and the outlining areas along Broadway, SR 25 (Hartsville Pike) and Steam Plant Road.

Much of the area within the UGB on the northwest side of the City is planned for residential uses according to the General Development Plan. The UGB would add 8.2 square miles of areas already classified as residential land uses. Of that, 73 percent is currently improved. As shown in Table 3, approximately 72 percent of the area in the UGB located outside of the City is devoted to agricultural/open space uses. Due to the lack of urban services in these areas, high-density development has been inhibited. Instead, a more suburban pattern of development has been prevalent. However, over the 20-year study period, urban services will gradually become available to these areas and they will begin to experience rapid growth and increased development pressure.

Commercial

Commercial uses make up 7 percent of the land use in the City of Gallatin. As shown in Table 4, over 94 percent of the land designated as commercial is improved, leaving only 57 acres of unimproved commercial land for future development within the City. As shown on Map 3, current commercial land uses are primarily located along the major arteries of Nashville Pike, Main Street, Broadway and Water Street.

Table 4: Existing Commercial Land Use Summary

Category	Acres Improved	Percent Improved	Acres Unimproved (Vacant)	Percent Unimproved (Vacant)	Total Acres of Use	Percent of All Uses
City of Gallatin	829	94%	57	6%	886	7%
UGB Outside of City	109	87%	17	13%	126	0%
City of Gallatin and UGB	938	93%	74	7%	1,012	2%

Source: City of Gallatin, Public Works Department, August 1999
Sumner County Tax Assessor's Office, August 1999

Much of the current commercial growth is occurring along the heavily traveled Nashville Pike corridor. Future commercial growth is also expected to occur along the SR 386 corridor.

The area within the UGB and outside of the City is only 0.4 percent commercial, with 87 percent of that being improved (See Table 4). Future commercial growth in this area will require rezoning and careful land use planning. As Gallatin and Sumner County continue to grow, the demand for regional retail shopping centers will continue to increase. The land use plan for the City of Gallatin includes commercial and mixed-use activity in the Nashville Pike corridor as well as in the SR 109/SR 386-extension intersection area. The area between Nashville Pike and SR 386 also includes areas for planned business and commercial land uses.

Industrial

Industrial uses make up 7 percent of the land use in the City of Gallatin. As shown in Table 5, over 95 percent of that land is currently improved, leaving only 47 acres within the City open for future industrial development. Most of the developed industrial land uses are currently located on Airport Road on the eastern side of the City and in the Gallatin Industrial Park.

Table 5: Existing Industrial Land Use Summary

Category	Acres Improved	Percent Improved	Acres Unimproved (Vacant)	Percent Unimproved (Vacant)	Total Acres of Use	Percent of All Uses
City of Gallatin	855	95%	47	5%	902	7%
UGB Outside of City	23	48%	25	52%	48	0%
City of Gallatin and UGB	878	92%	72	8%	950	2%

Source: City of Gallatin, Public Works Department, August 1999
Sumner County Tax Assessor's Office, August 1999

The area within the UGB and outside of the City limits contains only 0.1 percent industrial uses, with only 25 acres currently unimproved (See Table 5). Future industrial growth will require rezoning and careful land use planning to ensure compatibility with surrounding land uses. The land use plan for the City of Gallatin includes large areas identified for industrial tracts in the Airport Road area, near Old Hickory Lake on Steam Plant Road and between SR 109 and North Water Street in north Gallatin.

Public/Semi Public Uses

As shown in Table 6, Public/Semi Public Uses make up 12 percent of the land uses in the City of Gallatin and 7 percent of the uses inside the UGB, outside the City.

Table 6: Existing Public/Semi-Public Land Use Summary

Category	Acres Improved	Percent Improved	Acres Unimproved (Vacant)	Percent Unimproved (Vacant)	Total Acres of Use	Percent of All Uses
City of Gallatin	--	--	--	--	1,444	12%
UGB Outside of City	--	--	--	--	2,380	7%
City of Gallatin and UGB	--	--	--	--	3,824	8%

Source: City of Gallatin, Public Works Department, August 1999
Sumner County Tax Assessor's Office, August 1999

Agricultural Areas, Forests, Recreational Areas and Wildlife Management

As shown in Map 3, much of the UGB area outside of the City is currently designated as containing agricultural and open space land uses. Table 7 shows 72 percent of the land designated as agricultural and open space. Inside the City, 36 percent of the land is designated as agricultural and open space; however, most of that land is vacant and awaiting future development as residential, commercial or industrial uses. The majority of these properties already have approved development proposals.

Table 7: Existing Agricultural/Open Spaces Land Use Summary

Category	Acres Improved	Percent Improved	Acres Unimproved (Vacant)	Percent Unimproved (Vacant)	Total Acres of Use	Percent of All Uses
City of Gallatin	--	--	--	--	4,300	36%
UGB Outside of City	--	--	--	--	24,347	72%
City of Gallatin and UGB	0	0%	0	0%	28,647	62%

Source: City of Gallatin, Public Works Department, August 1999
Sumner County Tax Assessor's Office, August 1999

There are several large tracts that exist within the UGB that are dedicated to agricultural uses. There are no major forests, recreational areas or wildlife management areas located within the City of Gallatin and its UGB. Future urban expansion into the UGB will decrease the amount of land available for agricultural uses. However, the City of Gallatin has studied the potential impact of development on agricultural, forest, wildlife management and recreational areas and recommended an UGB that is compact yet reasonably large enough to provide for future growth over 20 years.

POPULATION TRENDS AND PROJECTIONS

PC 1101 requires that when preparing an UGB, a municipality shall develop and report population growth projections in conjunction with the University of Tennessee. This section discusses and analyzes projected population trends and projections for the City of Gallatin. As previously mentioned, the City of Gallatin is expected to become more accessible to the rest of the greater Nashville metropolitan area and experience increased population growth due to this increased accessibility, its ability to efficiently and effectively provide core urban services, and its aggressive approach to attracting managed growth.

The City of Gallatin has experienced steady population growth over the past 50 years. Table 8 illustrates the historical population trends for the City from 1950 to 1990.

Table 8: Historical Population Trends

Year	Population	Number Change	Percent Change
1950	5,200	371	8%
1960	7,901	2,701	52%
1970	13,253	5,352	68%
1980	17,191	3,938	30%
1990	18,794	1,603	9%

Source: City of Gallatin, Public Works Department, August 1999

Gallatin's population grew rapidly during the period from 1950 to 1970, increasing from 5,200 to 13,253 persons. The population growth rate remained steady in the 1970's, but slowed in comparison during the 1980's. Tables 9 and 10 summarize the residential building permit and new dwelling unit trends that occurred in the 1990's

Table 9: Summary of Residential Building Permits, 1990 to 1999

Year	Type of Building Permit				Total Building Permits	Total Dwelling Units
	Single Family	Duplex	Multifamily	Mobile Home		
1990	98	4	0	10	112	116
1991	76	1	0	4	81	82
1992	108	0	0	3	111	111
1993	157	0	0	3	160	160
1994	135	1	23	2	161	327
1995	175	15	2	6	198	322
1996	120	0	1	14	135	140
1997	132	1	2	14	149	156
1998	138	32	2	27	199	367
1999 est.	185	0	3	51	239	248
Total	1,324	54	33	134	1,545	2,029

Source: City of Gallatin, Public Works Department, August 1999

Table 10: Population Estimates Based on Building Permit Activity

Year	Population	Number Change	Percent Change
1991	19,096	302	2%
1992	19,309	213	1%
1993	19,597	289	1%
1994	20,013	416	2%
1995	20,864	850	4%
1996	21,701	837	4%
1997	22,065	364	2%
1998	22,470	406	2%
1999	23,425	954	4%

Source: City of Gallatin, Public Works Department, August 1999

During the period from 1990 to 1999, the City of Gallatin began to experience an increase in the number of building permits that were issued for residential dwelling units. Consequently, it is estimated that the population increased from 18,794 in 1990 to an estimated 23,425 people in 1999. That represents a 25 percent increase from 1990 to 1999, with an average increase of 463 people per year. This growth rate can be attributed to a variety of factors, including Gallatin's location in the fast growing Middle Tennessee region and its availability of affordable housing options.

PC 1101 charged the University of Tennessee (UT) with the task of developing population projections for the State as a whole and for every municipality and county in the State. UT generated population projections by utilizing complex statistical projection techniques that consider changes in population as they relate to births, deaths and net migration into a community. In addition, when making its projections for

municipalities, UT also analyzed a city's relative share of a county's. Feedback from local governments concerning the perceived accuracy of these projections has been mixed. Generally speaking, the population projections at the county level have not been heavily disputed. However, the projections that were made at the municipal level have received more criticism. Table 11 illustrates the population projections that have been prepared by UT and the City of Gallatin (based on residential permit activity throughout the 1990's).

Table 11: Population Projections

Projection Type	Year		
	2000	2010	2020
UT Projection	23,214	27,674	32,168
City of Gallatin Projection	24,069	30,826	39,859

Source: City of Gallatin, Public Works Department, August 1999
Center for Business and Economic Research, The University of Tennessee, March 1999

The City of Gallatin analyzed its population growth by utilizing both historical and anticipated future growth trends. Several population projection techniques were examined and analyzed. The City of Gallatin projections displayed in Table 11 represent the population growth that the City believes most realistically represents the growth that can be expected to occur over the next 20 years. An exponential trendline analysis of population growth in the 1990's projects that the City of Gallatin's population will increase from a projected population of 24,069 in 2000, to approximately 39,859 in 2020.

The City of Gallatin projection for the year 2000 closely matches the UT population projection. However, the City of Gallatin believes that the UT population analysis inaccurately assumes that Gallatin will maintain its relative share of Sumner County's overall population. Based on the various variables discussed throughout this report, the City maintains that it can expect its share of the population growth to increase over the 20-year study period.

URBAN PUBLIC SERVICES INVENTORY AND ANALYSIS

This section presents an inventory and analysis of the high level of core urban and public services provided by the City of Gallatin.

Police Services

The City of Gallatin Police Department provides crime prevention and crime control law enforcement services within corporate limits of the City of Gallatin. They also focus strongly on domestic violence intervention, traffic safety, and community outreach (including GREAT training – Gang Resistance Education And Training, and the DARE program). The Police Department has 73 total staff, including: 53 sworn officers, 15 full-time civilian staff and 5 part-time civilian staff. The Sumner County Sheriff's Department provides crime prevention and crime control law enforcement services outside the corporate limits of the City of Gallatin.

The City of Gallatin has mutual aid agreements with surrounding jurisdictions to provide/receive additional support when needed. Additionally, joint task forces have been established, including the Emergency Response Team, the Drug Task Force, DUI checkpoints, criminal investigations, and criminal prosecutions.

Several growth related issues influence crime control and prevention service effectiveness, including: level of service which is based on a 2-3 police officers per 1,000 population ratio, the extent of geographic service area, the culture/nature of crimes and population density and concentration. Future service needs will be evaluated based on these factors.

Fire Protection Services

The City of Gallatin Fire Department (GFD) provides full-time fire protection service to all City residents. The GFD will respond to calls outside of its jurisdiction when requested by the dispatcher. Service calls outside of the City limits cost $500. The GFD prefers that residents outside the City register with the Department, but the Department will respond to calls when requested. The Department has 41 full-time employees, including 33 fire fighters, engineers and officers. The community's fire protection qualifies for a Fire Insurance Rating of 4. Various Volunteer Fire Departments (VFD), including Beech VFD, Number 1 VFD, and Bethpage VFD, provide fire protection service outside the City limits. The City of Hendersonville Fire Department will also respond when needed.

The GFD has prepared a capital outlay plan that has identified the future needs for additional fire stations to be located within the current City limits and within the proposed UGB area. The most pressing current need is for an additional fire station to be located on the north side of CSX railroad. Refer to the GFD Capital Outlay Plan for additional information.

Public Utilities

The Gallatin Public Utilities Department provides water, wastewater and natural gas services to residential, business and industrial customers in the City of Gallatin and outside the City's corporate limits. Gallatin also provides water to the Westmoreland and the Castalian Springs-Bethpage Utility District. In addition, the City of Gallatin has entered into an agreement with the White House Utility District (WHUD) over the provision and purchase of water and sewer services in certain areas adjacent to the boundaries of the City and WHUD. Maps 5, 6 and 7 illustrate that the City of Gallatin is the major core urban infrastructure provider in this area of Sumner County and that it is the most prepared municipality to efficiently and effectively provide urban infrastructure services within the UGB.

Water Service

The Utilities Department provides water production and distribution services for the area shown in Map 5. Gallatin services approximately 12,800 customers (8,958 Inside City, 1,279 Outside City and 2,563 in Utility Districts). The water treatment plant has a capacity to treat and pump 16 million gallons of water per day from Old Hickory Lake. Average daily water production is approximately 5,030,000 gallons per day. The Utilities Department maintains approximately 180 miles of water distribution mains, 4 water storage tanks, 1,200 fire hydrants and 3 water-pumping facilities.

Sanitary Sewer Service

The Utilities Department provides sanitary sewer collection and treatment services for the area shown in Map 6. Gallatin services approximately 8,200 customers (8,040 Inside City, 180 Outside City). The wastewater treatment plant has the capacity to hydraulically treat 10.5 million gallons per day and an organic loading capacity to treat 4.5 millions gallons per day. It currently treats an average of approximately 4,100,000 gallons per day. The Utilities Department operates and maintains 20 sewage pumping stations and approximately 148 miles of sanitary sewer mains.

Other Key system information includes:

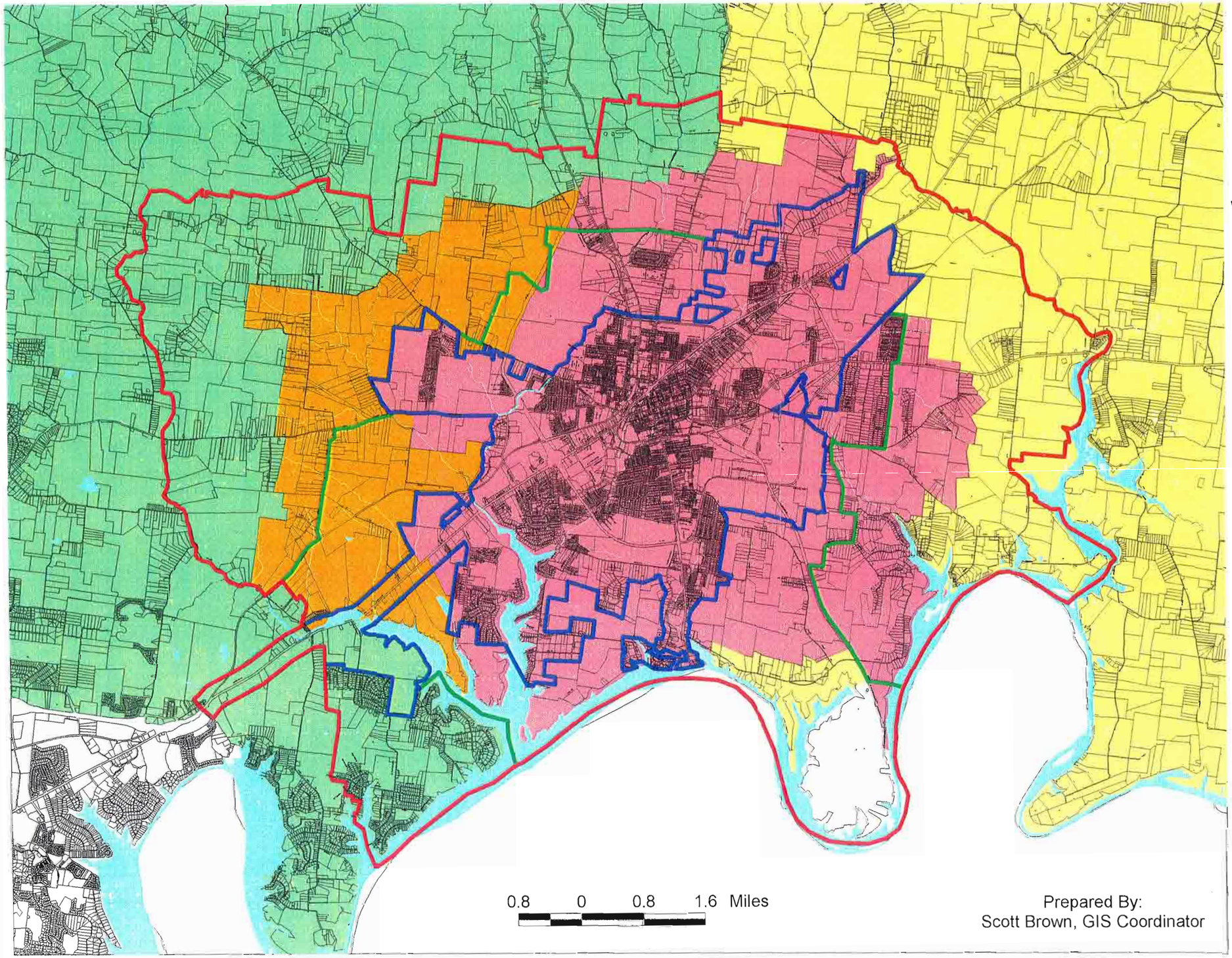
- Treatment type: Activated sludge
- City sewer coverage: 95%
- Solid waste disposal: Landfill/incinerator

Gas Service

The Utilities Department provides gas service as shown in Map 7. Gallatin's natural gas system provides gas service to approximately 8,100 customers. The Utilities Department operates and maintains approximately 312 miles of pipeline. The Utilities Department purchases approximately 1,200,000 mcf (thousand cubic feet) of gas annually for resale to its customers. The Utilities Department is currently planning to

City of Gallatin
Urban Growth Boundary

Water Service Area
Map 5



- Castalian-Bethpage
- White House
- Gallatin
- Gallatin Proposed Annex From White House
- Urban Growth Boundary
- City Limits
- Planning Region
- Water
- Parcels

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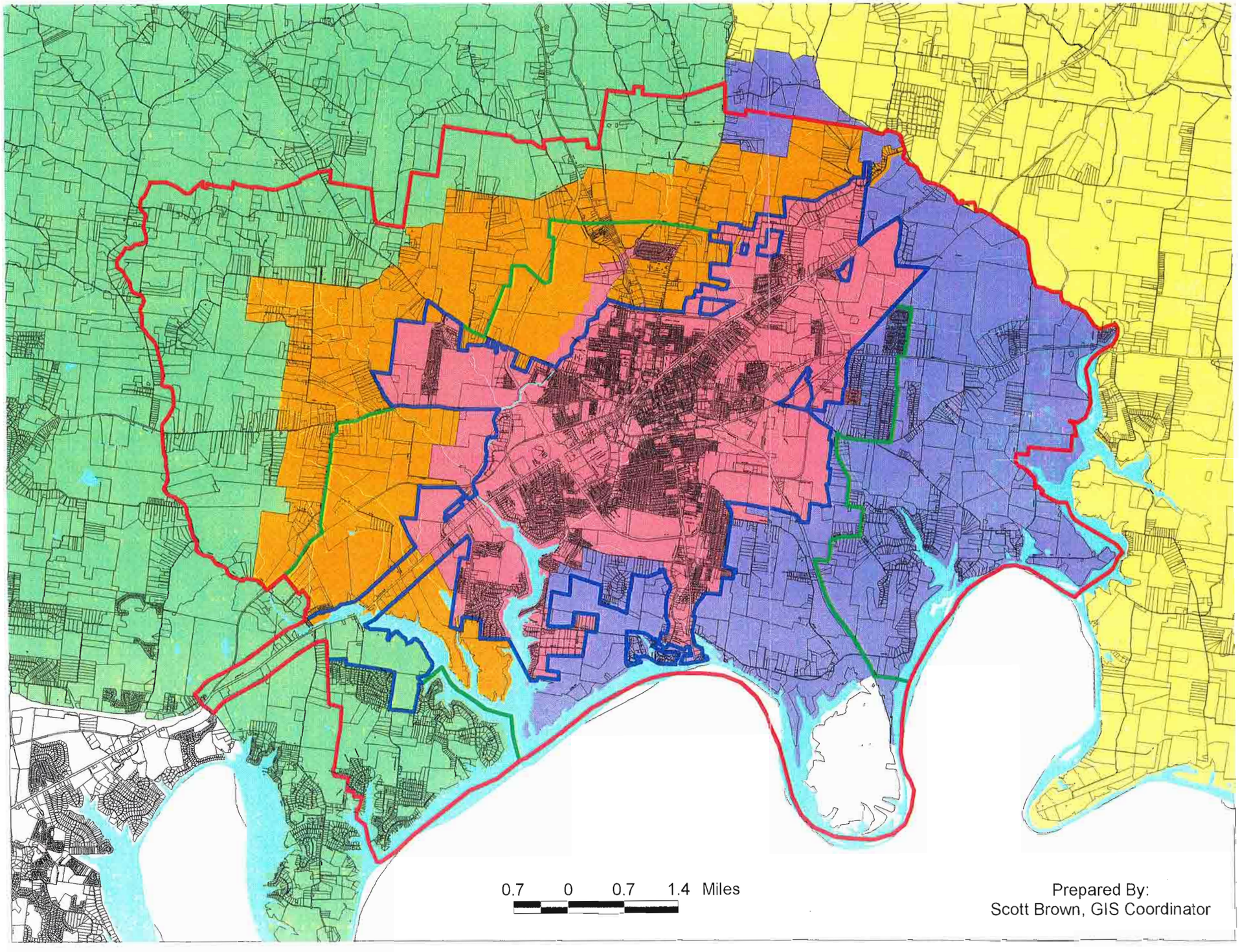
Planning Division
October 4, 1999

City of Gallatin
Urban Growth Boundary

Sewer Service Area
Map 6



- Gallatin
- White House
- Castalian-Bethpage
- Gallatin Annex of WH
- Gallatin Annex of C-B
- Urban Growth Boundary
- City Limits
- Planning Region
- Water
- Parcels

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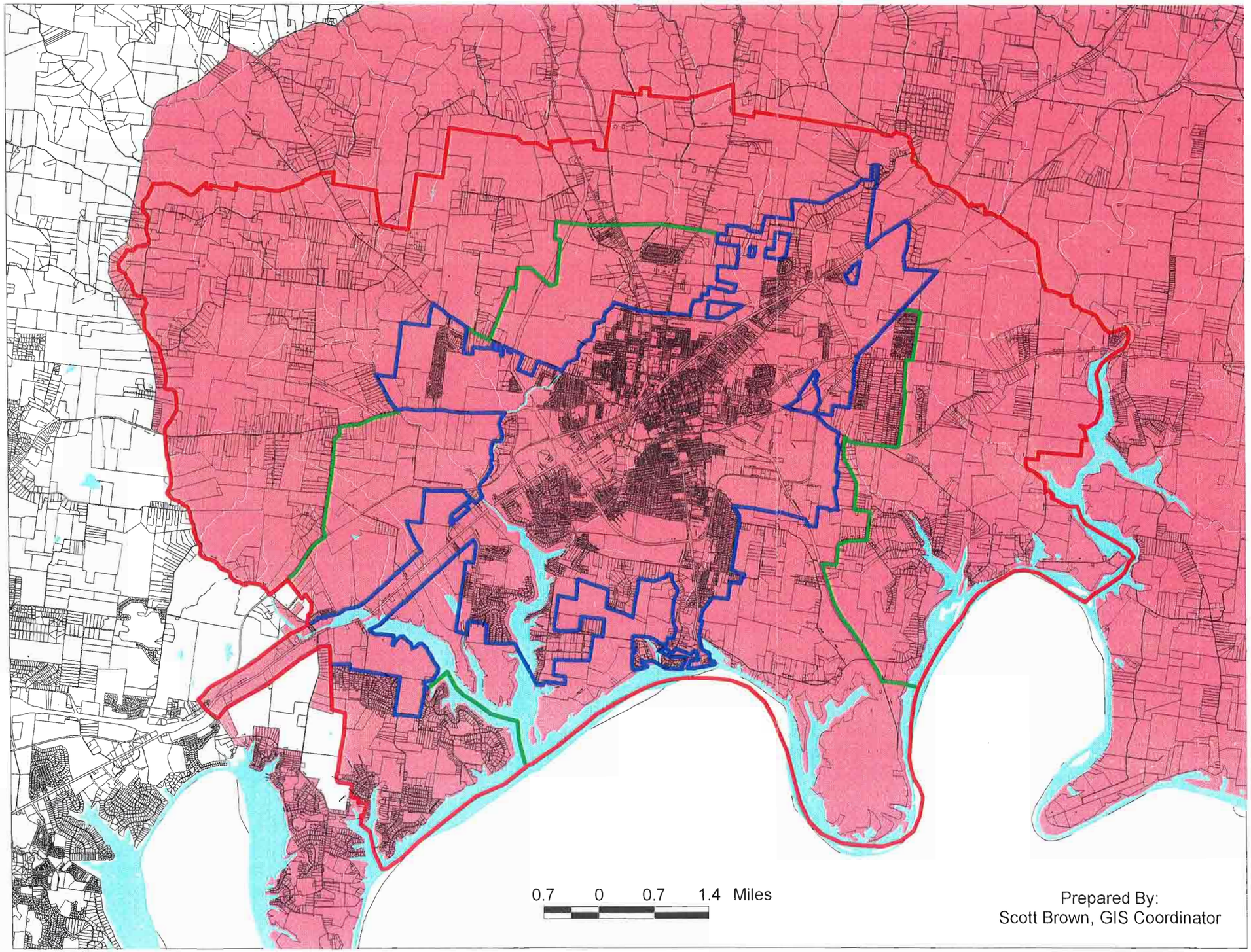
October 4, 1999

City of Gallatin
Urban Growth Boundary

Gas Service Area
Map 7



Natural Gas

Urban Growth Boundary

City Limits
Planning Region

Water

Parcels

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Prepared By:
Scott Brown, GIS Coordinator

Public Works Department
Planning Division
October 4, 1999

expand gas service to the eastern portion of the UGB that is presently not serviced with gas. Refer to the Gallatin Natural Gas System – Report for Additional Pipeline Connection prepared by Stigall Engineering Associates, Inc., August 1999, for additional information.

Electrical Service

The Electric Department provides electrical distribution service throughout the city as shown in Map 8. It purchases power from the Tennessee Valley Authority. It performs the necessary electrical system expansions and repairs as needed. The Cumberland Electric Membership Corporation and Nashville Electric Service are the primary service providers for customers located outside of the City limits.

Recreational Facilities and Programs

The Leisure Services Department provides recreational and athletic services for the community. Both residents and non-residents of the city use its facilities. It operates a multi-functional Civic Center used for a variety of sports and recreational activities, as well as community gatherings. In addition, it operates over 486 acres of recreational and athletic parks that are located throughout the City. The Leisure Services Department has pursued an aggressive park development program, including the development of a 180-acre new city park facility. The Golf Course Department operates an 18-hole municipal course that receives a high degree of use by the community. See Map 9 for public facility locations.

Solid Waste Management

The Public Works Department provides residential trash collection and disposal services throughout the city. Additionally, it provides brush collection/disposal and junk collection/disposal services. Trash is taken to the Resource Authority where it is burned as fuel, brush is taken to the local brush disposal point, and junk is taken to landfills.

Street Construction and Repair

The Public Works Department provides street construction and repair services throughout the city. Needs are identified and solutions developed by the Engineering Division. The street construction/repair is accomplished through both in-house street crews and contractors, depending on the specific scope of the work.

The Engineering Division and Planning Division accomplish long-range street planning, in coordination with the Tennessee Department of Transportation and the Metropolitan Planning Organization. Map 10 shows key future road projects within the UGB that are in various stages of development.

Storm Water Management

The Public Works Department provides storm water management services throughout the city. Proposed new development is reviewed to determine storm water management requirements during the planning stages. Improvements to existing storm water

City of Gallatin
Urban Growth Boundary

Electric Service Area
Map 8

- Gallatin Electric Service Area
- Urban Growth Boundary
- Water
- Parcels

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0.7 0 0.7 1.4 Miles

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October 4, 1999

City of Gallatin
Urban Growth Boundary

Public Facilities

Map 9

- Urban Growth Boundary
- Streets
- Railroads
- Streams
- Water
- Government
- Gas, Water, & Sewer
- Electric
- College
- Fire Station
- Hospital
- Police Station
- Airport
- Golf Course
- Recreational

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City of Gallatin
Urban Growth Boundary

Future Road Projects

Map 10

State Projects
City Projects
County Projects
Urban Growth Boundary
City Limits
Planning Region
Parcels

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0.6 0 0.6 1.2 Miles

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management structures are primarily designed in-house by the Engineering Division. Storm water management structure construction/repair is accomplished through both in-house crews and contractors, depending on the specific scope of the work.

Street Lighting

Street lighting is managed and maintained through the combined efforts of the Electrical Department and the Public Works Department. The focus is to provide adequate lighting for safe use of the streets at night. Particular attention is provided to intersection safety. While some benefit is received by abutting properties, the street lighting is not designed to provide security lighting.

Planning, Zoning and Building Codes Services

The Public Works Department provides planning, zoning and building codes services throughout the City and within the Planning Region. The Planning Division works with property owners and developers to determine the most appropriate zoning and uses for their property based on the City's General Development Plan and Zoning Ordinance. The Municipal/Regional Planning Commission is responsible for the review of rezoning requests and the approval of development proposals. The City Council is responsible for approving rezoning requests and master development plan proposals. The Planning Division also investigates and resolves zoning complaints and violations. The Building Codes Administration Division is responsible for issuing residential and non-residential building permits and providing the necessary inspections to ensure compliance with adopted city codes.

CURRENT AND PROJECTED COSTS FOR URBAN SERVICES AND INFRASTRUCTURE

Current Costs

The FY 1999-2000 budgeted expenditures for urban services and infrastructure include:

	FY 99-00 Totals	FY 99-00 Per Capita
General Fund:		
Operations	$10,769,832	$447.46
Capital Outlay	$1,563,020	$64.94
Subtotal	$12,332,852	$512.40
Water and Sewer Fund:		
Operations	$3,447,551	$143.24
Capital Outlay	$2,098,000	$87.17
Subtotal	$5,545,551	$230.40
Natural Gas Fund:		
Operations	$6,792,880	$282.23
Capital Outlay	$1,163,000	$48.32
Subtotal	$7,955,880	$330.54
Municipal Golf Course Fund:		
Operations	$811,209	$33.70
Capital Outlay	$26,000	$1.08
Subtotal	$837,209	$34.78
Internal Service Fund:		
Operations	$434,346	$18.05

Operations Total	$23,709,633	$985.07
Capital Outlay Total	$4,850,020	$201.50
Operations and Capital Outlay Total	$28,559,653	$1,186.57

Year 2000 population estimate = 24,069

Projected Costs

The projected costs for urban services and infrastructure required to accommodate the full potential of complete development within the municipality and throughout the territory under consideration for inclusion within the UGB are based on the following premises:

- Operations and Capital Outlay budget categories are considered.
- Only those costs in excess of the year 2000 base line are included.
- The cost projections are proportionate to the population estimates resulting from exponential trendline forecasting of the population history estimates from 1990 through 1999.
- The exponential trendline forecasting was considered more meaningful than linear trendline forecasting due to the increasing population growth rate. Additionally, the City of Gallatin has positioned itself to better encourage and manage economic growth through the creation of the Economic Development Agency and other measures.
- Per capita costs are based on the FY 1999-2000 expense budgets. These per capita costs are then used as constants through the projections.
- Projections are in 1999 dollars and do not take into account inflationary influences. They also do not take into account continuing management efforts to reduce operating expenses through improved processes and procedures.
- Funds included in the forecast are:
  - General Fund
  - Water and Sewer Fund
  - Gas Fund
- Funds not included in the forecast are:
  - Municipal Golf Course Fund – Due to the increasing population having a relatively inconsequential effect on the golf course operating expenses.
  - Internal Service Fund – Due to the increasing population having a relatively inconsequential effect on the vehicle shop operating expenses.
  - Electric Department – Due to the extreme influence of the cost of purchasing the electricity. The cost of power is approximately 90% of the Electric Department's budget. This cost is tied to the generation cost and consumption amounts, neither of which is closely tied to the population enough to establish any quantifiable correlation. Electric Department expenses are passed to the consumers in the rate structure.

General Fund

	FY 99-00 Totals	FY 99-00 Per Capita
1999-2000 Operations =	$10,769,832	$447
1999-2000 Capital Outlay =	$1,563,020	$65
Subtotal =	$12,332,852	$512

Year	Population	Operations	Capital	Total	Increase over 2000
2000	24,069	$10,769,832	$1,563,020	$12,332,852	$0
2001	24,460	$10,944,885	$1,588,425	$12,533,311	$200,459
2002	25,097	$11,229,814	$1,629,777	$12,859,591	$526,739
2003	25,750	$11,522,161	$1,672,205	$13,194,366	$861,514
2004	26,421	$11,822,119	$1,715,738	$13,537,856	$1,205,004
2005	27,109	$12,129,885	$1,760,404	$13,890,289	$1,557,437
2006	27,814	$12,445,663	$1,806,233	$14,251,896	$1,919,044
2007	28,538	$12,769,662	$1,853,254	$14,622,917	$2,290,065
2008	29,281	$13,102,096	$1,901,500	$15,003,597	$2,670,745
2009	30,044	$13,443,184	$1,951,002	$15,394,187	$3,061,335
2010	30,826	$13,793,152	$2,001,793	$15,794,945	$3,462,093
2011	31,628	$14,152,230	$2,053,906	$16,206,136	$3,873,284
2012	32,452	$14,520,657	$2,107,375	$16,628,032	$4,295,180
2013	33,296	$14,898,674	$2,162,237	$17,060,911	$4,728,059
2014	34,163	$15,286,533	$2,218,526	$17,505,059	$5,172,207
2015	35,053	$15,684,489	$2,276,282	$17,960,770	$5,627,918
2016	35,965	$16,092,804	$2,335,540	$18,428,345	$6,095,493
2017	36,901	$16,511,750	$2,396,341	$18,908,091	$6,575,239
2018	37,862	$16,941,602	$2,458,726	$19,400,327	$7,067,475
2019	38,848	$17,382,644	$2,522,734	$19,905,378	$7,572,526
2020	39,859	$17,835,168	$2,588,408	$20,423,576	$8,090,724
Total with projected increasing population =				$335,842,432	$76,852,540
Total if maintained at year 2000 rate =				$258,989,892	
Difference due to increasing population =				$76,852,540	

Notes:

- These calculations include a constant per capita cost of $512/year.
- Revenues are not addressed. Rather, revenues are anticipated to proportionally increase with the expenses through:
  - An increasing sales tax base, and
  - Additional property taxes due to the greater population, while not increasing the property tax rate.

Water and Sewer Fund

	FY 99-00 Totals	FY 99-00 Per Capita
1999-2000 Operations =	$3,447,551	$143
1999-2000 Capital Outlay =	$2,098,000	$87
Subtotal =	$5,545,551	$230

Year	Population	Operations	Capital	Total	Increase over 2000
2000	24,069	$3,447,551	$2,098,000	$5,545,551	$0
2001	24,460	$3,503,588	$2,098,000	$5,601,588	$56,037
2002	25,097	$3,594,797	$2,098,000	$5,692,797	$147,246
2003	25,750	$3,688,380	$2,098,000	$5,786,380	$240,829
2004	26,421	$3,784,400	$2,098,000	$5,882,400	$336,849
2005	27,109	$3,882,920	$2,098,000	$5,980,920	$435,369
2006	27,814	$3,984,005	$2,098,000	$6,082,005	$536,454
2007	28,538	$4,087,720	$2,098,000	$6,185,720	$640,169
2008	29,281	$4,194,136	$2,098,000	$6,292,136	$746,585
2009	30,044	$4,303,323	$2,098,000	$6,401,323	$855,772
2010	30,826	$4,415,352	$2,098,000	$6,513,352	$967,801
2011	31,628	$4,530,297	$2,098,000	$6,628,297	$1,082,746
2012	32,452	$4,648,234	$2,098,000	$6,746,234	$1,200,683
2013	33,296	$4,769,242	$2,098,000	$6,867,242	$1,321,691
2014	34,163	$4,893,401	$2,098,000	$6,991,401	$1,445,850
2015	35,053	$5,020,791	$2,098,000	$7,118,791	$1,573,240
2016	35,965	$5,151,498	$2,098,000	$7,249,498	$1,703,947
2017	36,901	$5,285,607	$2,098,000	$7,383,607	$1,838,056
2018	37,862	$5,423,208	$2,098,000	$7,521,208	$1,975,657
2019	38,848	$5,564,391	$2,098,000	$7,662,391	$2,116,840
2020	39,859	$5,709,249	$2,098,000	$7,807,249	$2,261,698
Total with projected increasing population =				$137,940,089	$21,483,518

Total if maintained at year 2000 rate =	$116,456,571
Difference due to increasing population =	$21,483,518

Notes:

- These calculations include a constant per capita cost of $230/year.
- Capital Outlay is anticipated to remain stable, having no impact on the costs due to increased population.
- Revenues are not addressed. Rather, revenues are anticipated to proportionally increase with the expenses through an increasing user fee base.

Gas Fund

	FY 99-00 Totals	FY 99-00 Per Capita
1999-2000 Operations =	$6,792,880	$282
1999-2000 Capital Outlay =	$1,163,000	$48
Subtotal =	$7,955,880	$331

Year	Population	Operations	Capital	Total	Increase over 2000
2000	24,069	$6,792,880	$1,163,000	$7,955,880	$0
2001	24,460	$6,903,292	$1,163,000	$8,066,292	$110,412
2002	25,097	$7,083,006	$1,163,000	$8,246,006	$290,126
2003	25,750	$7,267,398	$1,163,000	$8,430,398	$474,518
2004	26,421	$7,456,591	$1,163,000	$8,619,591	$663,711
2005	27,109	$7,650,709	$1,163,000	$8,813,709	$857,829
2006	27,814	$7,849,881	$1,163,000	$9,012,881	$1,057,001
2007	28,538	$8,054,237	$1,163,000	$9,217,237	$1,261,357
2008	29,281	$8,263,914	$1,163,000	$9,426,914	$1,471,034
2009	30,044	$8,479,049	$1,163,000	$9,642,049	$1,686,169
2010	30,826	$8,699,785	$1,163,000	$9,862,785	$1,906,905
2011	31,628	$8,926,268	$1,163,000	$10,089,268	$2,133,388
2012	32,452	$9,158,646	$1,163,000	$10,321,646	$2,365,766
2013	33,296	$9,397,074	$1,163,000	$10,560,074	$2,604,194
2014	34,163	$9,641,709	$1,163,000	$10,804,709	$2,848,829
2015	35,053	$9,892,712	$1,163,000	$11,055,712	$3,099,832
2016	35,965	$10,150,250	$1,163,000	$11,313,250	$3,357,370
2017	36,901	$10,414,493	$1,163,000	$11,577,493	$3,621,613
2018	37,862	$10,685,614	$1,163,000	$11,848,614	$3,892,734
2019	38,848	$10,963,794	$1,163,000	$12,126,794	$4,170,914
2020	39,859	$11,249,215	$1,163,000	$12,412,215	$4,456,335
Total with projected increasing population =				$209,403,517	$42,330,037
Total if maintained at year 2000 rate =				$167,073,480	
Difference due to increasing population =				$42,330,037	

Notes:

- These calculations include a constant per capita cost of $331/year.
- Capital Outlay is anticipated to remain stable, having no impact on the costs due to increased population.
- Revenues are not addressed. Rather, revenues are anticipated to proportionally increase with the expenses through an increasing user fee base.